

**Village of Cold Spring
Code Update Committee
October 29, 2015**

The Code Update Committee of the Village of Cold Spring held a meeting on Thursday, October 22, 2015 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Carolyn Bachan, Nora Hart, and Ethan Timm; and Trustee Marie Early
Member absent: Donald Mac Donald

Trustee Marie Early opened the meeting at 7:03 P.M.

Update from Greenplan: Trustee Marie Early noted that Ted Fink from Greenplan has just completed an update of the Project Execution Plan. It will be sent to NYSEDA once it is reviewed. As part of his research for the updates to the PEP, he has computed that the number of vehicles registered in the Village is approximately 2.7 cars per dwelling unit. It was agreed that a reasonable number of non-business vehicles in the Village is at least one per dwelling unit.

Trustee Early reviewed the spreadsheet which lists the zoning districts and the types of businesses or uses permitted in that district; the Code Update Committee will be reviewing this. This document had been maintained for at least a year.

Topics:

Bed and Breakfasts (B&B's) – whether or not in the R-1 district will allow B&B's and other overnight accommodations. The original Board members requested that the words "tourist home" be removed. The Board decided that overnight accommodations and B&B's will continued to be permitted. It was agreed that the definition created earlier in the year would continue. A discussion ensued over special permit fees, and the maximum number of days rooms can be rented continually to the same person should be defined in the law.

Renting out a dwelling unit – the Board discussed home owners renting their whole house and discussed whether or not a specified time should be defined in the law; the Board discussed short term rentals in the R-1 district for both B&B and renting out a home.

The Board agreed on the following changes to the R-1 code:

- Change to the definition to Bed and Breakfasts to not allow separate cooking facilities.
- Leave out all Airbnb references from the Village Code.
- Remove the words "tourist home "
- B&Bs would require a special permit

Mr. Timm will do research on other town laws pertaining to renting out a dwelling unit; the above agreements that were reached can be revisited. "Short term" rental lengths should be defined. Frequency of rental is also a factor. Village character should be considered in this entire discussion.

High traffic facilities such as Hospitals, sanitariums, nursing homes– The Board members agreed to remove those uses from the R-1 Village Code.

R-3 Zone:

Membership clubs and lodges – A discussion ensued over the meaning of membership clubs and lodges. and whether or not the allowance of membership clubs and lodges should be removed from the R-3 zone.

Policy for code changes - Trustee Marie Early noted that there will be a public discussion for each topic that the CUC recommends for code changes. The recommended code changes will be suggested to the Village Board and then the Village Board will conduct a public hearing. Due to member Ms. Hart having to leave a decision was never made.

Mr. Timm moved to adjourn the meeting and Ms. Bachan seconded the motion. The meeting adjourned at 8:12 P .M.

Respectfully submitted by

Linda Valentino